

SHORT PLAT NO. <u>SP13-00002</u> ISSAQUAH, WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME. AND THAT SAID ADJUSTMENT IS MADE, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

INNESWOOD ESTATES LLC. A WASHINGTON LIMITED LIABILITY COMPANY

BY: ROBERT P. WENZL ITS: MANASING MEMBER

STATE OF WASHINGTON

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robect P. Wenz I IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT: ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS Monaging Member, INNESWOOD ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

J.D. Verble

DATED: 10/17 2014. PRINTED NAME: 3.7. Vechle NOTARY PUBLIC IN AND FOR THE

STATE OF WASHINGTON RESIDING AT WOODINVILLE

MY APPOINTMENT EXPIRES 9/29/16

STATE OF WASHINGTON. JOHNISSION EXPIRES ' SEPTEMBER 29, 2016

LEGAL DESCRIPTION

THAT PORTION OF THE SQUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF SOUTHEAST NEWPORT WAY (SUNSET HIGHWAY) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 1212656 AND WESTERLY OF A 10-FOOT STRIP OF LAND AS ESTABLISHED IN A SETTLEMENT AGREEMENT RECORDED UNDER RECORDING NUMBER 9505040339;

EXCEPT THE NORTH 50 FEET;

AND EXCEPT THE SOUTH 240.89 FEET; ---AND EXCEPT ANY PORTION THEREOF CONVEYED TO WILLIAM ANDREW SOMSAK BY THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 6358120; -

TOGETHER WITH THAT PORTION OF VACATED NEWPORT-ISSAQUAH ROAD #941: WHICH ATTACHES BY OPERATION OF LAW.

ALSO KNOWN AS LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN06-00015, -. -UNDER KING COUNTY REC. NO. 20060412900001, KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NO1°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28-24-6 PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 35 AND 36.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NO. 2236390. DATED APRIL 11, 2014. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

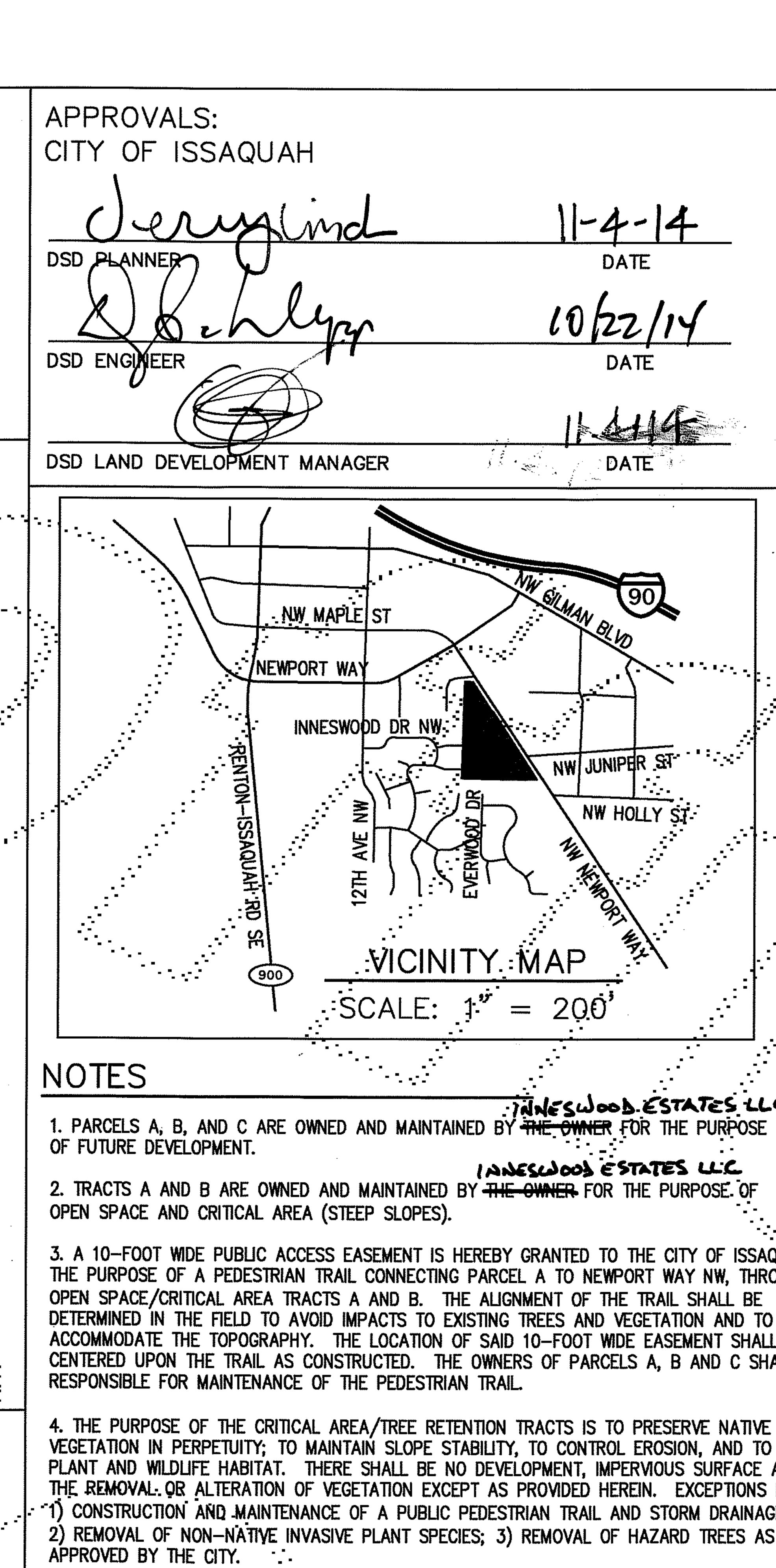
3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

RECORDER'S CERTIFICATE



CORE DESIGN IN SPM 138.00 PAGE-001 OF 001 VOL 317 PG 055 11/19/2014 10:52 KING COUNTY, WA

OF RECORDS



INNESWOOD ESTATES LLC 1. PARCELS A, B, AND C ARE OWNED AND MAINTAINED BY THE OWNER FOR THE PURPOSE

INNESWOOD ESTATES LLC 2. TRACTS A AND B ARE OWNED AND MAINTAINED BY THE OWNER FOR THE PURPOSE OF

3. A 10-FOOT WIDE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH: FOR THE PURPOSE OF A PEDESTRIAN TRAIL CONNECTING PARCEL A TO NEWPORT WAY NW, THROUGH THE TRACT A OPEN SPACE/CRITICAL AREA TRACTS A AND B. THE ALIGNMENT OF THE TRAIL SHALL BE DETERMINED IN THE FIELD TO AVOID IMPACTS TO EXISTING TREES AND VEGETATION AND TO BEST ACCOMMODATE THE TOPOGRAPHY. THE LOCATION OF SAID 10-FOOT WIDE EASEMENT SHALL BE CENTERED UPON THE TRAIL AS CONSTRUCTED. THE OWNERS OF PARCELS A, B AND C SHALL BE

VEGETATION IN PERPETUITY: TO MAINTAIN SLOPE STABILITY, TO CONTROL EROSION, AND TO PROTECT PLANT AND WILDLIFE HABITAT. THERE SHALL BE NO DEVELOPMENT, IMPERVIOUS SURFACE AREA, OR THE REMOVAL. OR ALTERATION OF VEGETATION EXCEPT AS PROVIDED HEREIN. EXCEPTIONS INCLUDE: 1) CONSTRUCTION AND MAINTENANCE OF A PUBLIC PEDESTRIAN TRAIL AND STORM DRAINAGE PIPE; 2) REMOVAL OF NON-NATIVE INVASIVE PLANT SPECIES; 3) REMOVAL OF HAZARD TREES AS

THIS SITE IS SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140124000912.

2. THIS SITE IS SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT. RECORDED UNDER RECORDING NO. 20140128000808.

3: THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1322333.

4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SETTLEMENT AGREEMENT AS: DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9505040339.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060412900001.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF DECISION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060414000914.

AREA TABLE

±456,983 S.F. ±10.49 ACRES (ORIGINAL PARCEL) ±2.88 ACRES ±1.40 ACRES ±12,220 S.F. ±0.28 ACRES ±3.52 ACRES ±104.976 S.F. ±2.41 ACRES ±456,983 S.F. ±10.49 ACRES DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19th DAY OF NOVEMBEY, 2014.

Lloyd Hara

DEPUTY ASSESSOR

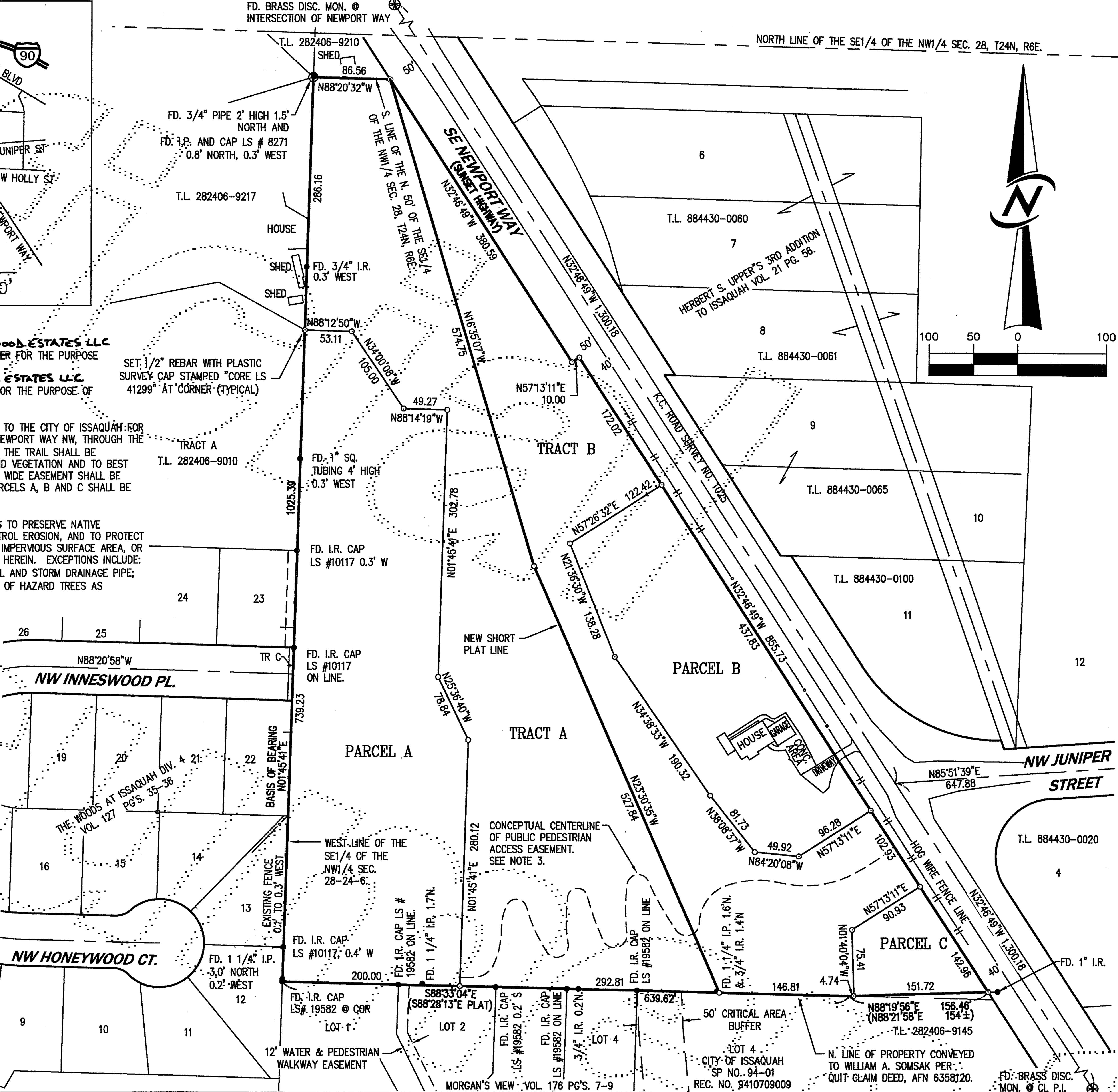
2824069011 ACCOUNT NO.

VOL./PAGE RECORDING NO. 055

> 200 250 150

PORTION OF

THE SE 1/4 OF THE NW 1/4 OF SEC. 28, TWP. 24 N, RGE. 6 E, W.M.



LAND SURVEYOR'S CERTIFICATE

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in July, 2014.

> - cenn Certificate No. 41299



14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

ENGINEERING . PLANNING . SURVEYING

WALKWAY EASEMENT

INNESWOOD ESTATES LLC SHORT PLAT

FD. BRASS DISC. ()
MON. @ CL P.I.

TO WILLIAM A. SOMSAK PER QUIT CLAIM DEED, AFN 6358120.

JOB NO. GRS/DAP 07/31/14 CHKD. BY SCALE